

Company registration number: 09010815

UNAUDITED FINANCIAL  
STATEMENTS  
FOR THE YEAR ENDED  
30 SEPTEMBER 2021

THE FERRY POINT  
LIMITED

MENZIES

THURSDAY



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COMPANIES HOUSE

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# THE FERRY POINT LIMITED

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## COMPANY INFORMATION

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<b>Directors</b>	Chris Murdoch Carol Murdoch
<b>Registered number</b>	09010815
<b>Registered office</b>	The Ferry Point Ferry Lane Shepperton Middlesex TW12 9LQ
<b>Accountants</b>	Menzies LLP Chartered Accountants Centrum House 36 Station Road Egham Surrey TW20 9LF

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# THE FERRY POINT LIMITED

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**THE FERRY POINT LIMITED**  
**REGISTERED NUMBER:09010815**

**STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 SEPTEMBER 2021**

	Note	2021 £	2020 £
<b>Fixed assets</b>			
Tangible assets	4	2,310,626	2,569,274
Investment property	5	3,225,000	1,980,000
		<u>5,535,626</u>	<u>4,549,274</u>
<b>Current assets</b>			
Debtors: amounts falling due within one year	6	52,904	60,704
Cash at bank and in hand		435,752	91,606
		<u>488,656</u>	<u>152,310</u>
Creditors: amounts falling due within one year	7	(4,184,756)	(3,626,996)
<b>Net current liabilities</b>		<u>(3,696,100)</u>	<u>(3,474,686)</u>
<b>Total assets less current liabilities</b>		<u>1,839,526</u>	<u>1,074,588</u>
Creditors: amounts falling due after more than one year	8	(40,239)	-
<b>Provisions for liabilities</b>			
Deferred tax		(720,000)	(414,000)
		<u>(720,000)</u>	<u>(414,000)</u>
<b>Net assets</b>		<u>1,079,287</u>	<u>660,588</u>
<b>Capital and reserves</b>			
Called up share capital		100	100
Profit and loss account		1,079,187	660,488
		<u>1,079,287</u>	<u>660,588</u>

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**THE FERRY POINT LIMITED**  
**REGISTERED NUMBER:09010815**

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**STATEMENT OF FINANCIAL POSITION (CONTINUED)**  
**AS AT 30 SEPTEMBER 2021**

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The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the income statement in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:



**Chris Murdoch**  
Director

Date: 30 June 2022

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# THE FERRY POINT LIMITED

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## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2021

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### 1. General information

The Ferry Point Limited (09010815) is a private company limited by shares incorporated in England and Wales. The address of the registered office is provided in the company information page of these financial statements.

### 2. Accounting policies

#### 2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

#### 2.2 Revenue

Revenue from property rentals are recognised in the period of rental or other services being provided.

#### 2.3 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the reporting date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

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# THE FERRY POINT LIMITED

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## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2021

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### 2. Accounting policies (continued)

#### 2.4 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Freehold property	- straight line over the remaining useful life
Plant and machinery	- 25% reducing balance and 10% straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

#### 2.5 Investment property

Investment property is carried at fair value determined annually by the directors and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of Comprehensive Income.

#### 2.6 Financial Instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

#### 2.7 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to profit or loss in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the reporting date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Statement of Financial Position.

### 3. Employees

The average monthly number of employees, including directors, during the year was 3 (2020 - 3).

# THE FERRY POINT LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2021

### 4. Tangible fixed assets

	Freehold property £	Plant and machinery £	Total £
<b>Cost</b>			
At 1 October 2020	2,670,000	38,105	2,708,105
Additions	-	49,960	49,960
Transfers between classes	(270,000)	-	(270,000)
At 30 September 2021	2,400,000	88,065	2,488,065
<b>Depreciation</b>			
At 1 October 2020	136,477	2,354	138,831
Charge for the year on owned assets	36,184	16,690	52,874
Transfers between classes	(14,266)	-	(14,266)
At 30 September 2021	158,395	19,044	177,439
<b>Net book value</b>			
At 30 September 2021	2,241,605	69,021	2,310,626
At 30 September 2020	2,533,523	35,751	2,569,274

### 5. Investment property

	Freehold investment property £
<b>Valuation</b>	
At 1 October 2020	1,980,000
Additions at cost	105,489
Surplus on revaluation	883,777
Transfers between classes	255,734
At 30 September 2021	3,225,000

The 2021 valuations were made by the directors, on an open market value for existing use basis.



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# THE FERRY POINT LIMITED

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## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2021

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### 6. Debtors

	2021 £	2020 £
Trade debtors	12,901	35,100
Amounts owed by group undertakings	40,003	25,604
	<u>52,904</u>	<u>60,704</u>

### 7. Creditors: Amounts falling due within one year

	2021 £	2020 £
Bank loans	9,761	-
Amounts owed to group undertakings	4,160,185	3,616,526
Other taxation and social security	2,111	2,111
Other creditors	12,699	8,359
	<u>4,184,756</u>	<u>3,626,996</u>

### 8. Creditors: Amounts falling due after more than one year

	2021 £	2020 £
Bank loans	40,239	-
	<u>40,239</u>	<u>-</u>

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# THE FERRY POINT LIMITED

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## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2021

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### 9. Loans

Analysis of the maturity of loans is given below:

	2021 £	2020 £
<b>Amounts falling due within one year</b>		
Bank loans	9,761	-
	<u>9,761</u>	<u>-</u>
<b>Amounts falling due within one to five years</b>		
Bank loans	40,239	-
	<u>40,239</u>	<u>-</u>
	<u>50,000</u>	<u>-</u>

### 10. Guarantees and financial commitments

The company has cross guaranteed the bank borrowing of its parent company, Lynn Lewis Limited, at 30 September 2021 to an amount of £2,295,961 (2020: £2,384,015).

### 11. Parent company

The parent company who produce consolidated accounts is Lynn Lewis Limited, who are incorporated and domiciled in the United Kingdom. The parent company's registered office is The Ferry Point, Ferry Lane, Shepperton, Middlesex, TW12 9LQ.